



£360,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **D**

Weeping Cross Stafford

Widecombe Avenue Weeping Cross
Stafford Staffordshire



The defining feature of this generously proportioned, extended, three-bedroom detached property lies in its potential. Nestled in a highly sought-after area, within easy reach of local amenities, excellent schooling, and the breathtaking Cannock Chase, this property boasts an incredibly large, well-established rear garden.

Awaiting its new owners, this remarkable home presents an opportunity for further expansion, pending planning approvals. Outside, there's ample off-road parking, a single garage, and that expansive rear garden. Inside, the layout comprises an entrance porch, hallway, spacious living area, large dining/sitting room, breakfast kitchen, and guest WC. Upstairs, three sizable double bedrooms, a family bathroom, and a shower room await. This property is being offered with No Onward Chain.

- Extended Three Double Bedroom Detached House
- Large Private Rear Garden
- Living Room, Dining Room & Dining Kitchen
- Ample Off-Street Parking & Single Garage
- Highly Regarded Location Close To Schools & Amenities
- Modernisation Required, No Onward Chain!

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Entrance Porch 5' 9" x 7' 4" (1.75m x 2.24m)

Accessed through a double glazed sliding entrance door, having ceramic tiled flooring, and a further double glazed door leading through to the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with useful understairs storage, radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a suite comprising of a low-level WC & wash hand basin. There is ceramic tiling to the walls, ceramic tiled flooring, a double glazed window to the front elevation & radiator.

Living Room 20' 3" x 14' 2" (6.16m x 4.33m)

A substantial reception room, having a feature arch, stone built fire surround with a gas fire set on a stone hearth, ceiling coving, radiator, a double glazed window to the side elevation, and double glazed sliding doors providing views and access out to the substantial rear garden.

Dining Room 13' 0" x 11' 0" (3.95m x 3.35m)

A second spacious reception room having a fire surround with an inset coal effect gas fire set on a tiled hearth, ceiling coving, radiator, and a double glazed picture window to the front elevation.



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Kitchen & Dining Space 15' 4" x 12' 6" (4.67m x 3.81m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating an inset single bowl stainless steel sink/drainage with chrome mixer tap over, and a range of appliances which include a 4-ring gas hob with extractor hood over, and having undercounter space(s) & plumbing for further kitchen appliances. There is ceramic tiled flooring, ceramic tiling to the walls, a double glazed picture window to the rear elevation which overlooks the substantial rear garden, and a double glazed door to the side elevation leading into the Lean-to.



Side Entry Lean-To 18' 11" x 4' 11" (5.77m x 1.49m)

Having quarry tiled flooring, door to the front elevation, a further glazed door leading into the Garage/Utility area, and glazed door to the garden.

First Floor Landing

Having an access point to the loft space, and internal doors off, providing access to all Bedrooms & Bathroom.

Bedroom One 17' 8" x 14' 8" (5.39m x 4.47m)

A spacious double bedroom with feature arch, a double glazed window to the rear elevation & radiator.

Bedroom Two 10' 1" x 11' 1" (3.07m x 3.37m)

A second double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Three 9' 2" x 12' 1" (2.80m x 3.68m)

A third double bedroom, having a double glazed window to the rear elevation & radiator.



Bathroom 7' 3" x 8' 3" (2.21m x 2.51m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin, and a panelled bath. There is ceramic tiling to the walls, ceramic tiled flooring, double glazed windows to both the front & side elevations, & radiator. The bathroom also houses a wall mounted gas central heating boiler within a built-in airing cupboard.

Shower Room

A ceramic tiled shower cubicle housing a mains-fed shower, and having ceramic tiled flooring, radiator, and a double glazed window to the side elevation.



Outside Front

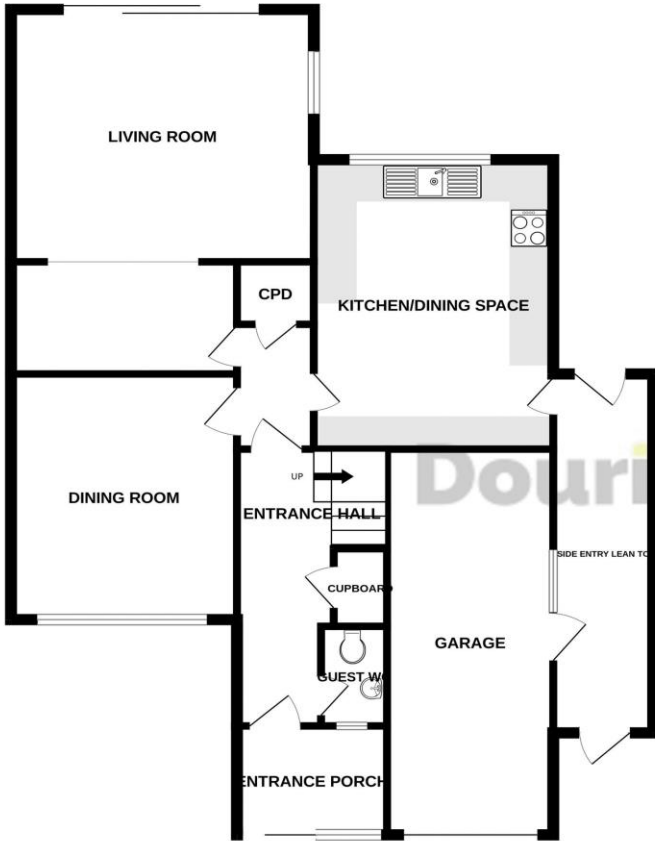
The property is approached over a large double width block paved driveway which provides ample off-street vehicle parking and access to the Entrance Porch & Garage. To the side of the driveway is a lawned garden area, and secure entry to the side of the property provides access to a substantial & private rear garden.

Outside Rear

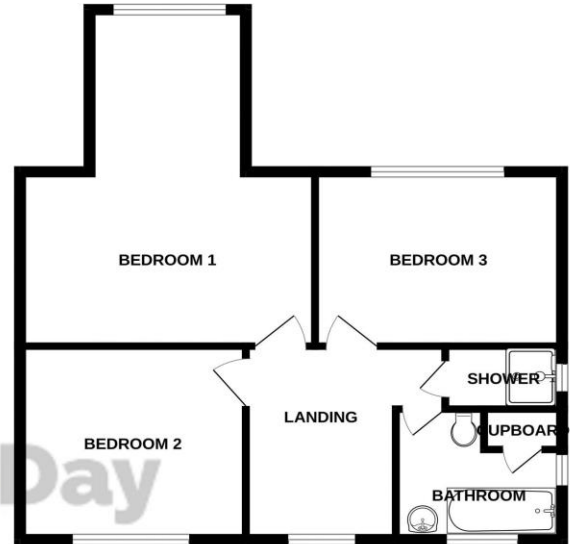
A substantial, private & beautifully presented mature rear garden having a large, paved seating/outdoor entertaining area, being laid mainly to lawn with deep well stocked borders housing a variety of established trees, plants & shrubs. The garden also includes a garden shed & greenhouse.



GROUND FLOOR
1036 sq.ft. (96.2 sq.m.) approx.



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1620 sq.ft. (150.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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